



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES OF MEETING OF MARCH 8, 1993

The meeting opened at 8:15, in Room 2, Spalding School, immediately following a public hearing. Present were acting Chair Ernstoff, Ms. Hughes, Mr. Foote, Mr. Colman, and Ms. Chaput. Also present were planner assistant Bayne, Mosquito editor Frey, Mr. and Ms. Duscha, and Ms. Samaras.

Mr. Foote discussed the meaning of the Scenic Road Bylaw, the criteria for evaluation of roads under the Bylaw, and the roads nominated for such designation, namely Fiske, Prospect, and Sunset to a point certain. There were questions and comments from the public as to the effect of such designation. At the conclusion of the discussion, Mr. Foote moved that the Board recommend all three roads to Town Meeting for such designation; Mr. Colman seconded the motion. The Board voted unanimously in support. There was consensus on the Board for the need to reevaluate the criteria.

The minutes of Feb. 22, 1993 were approved. Bills were approved for payment. The 1993-94 budget needs were discussed.

Hal Sauer and David Stewart of the Housing Options Committee met with the Board in order to discuss their proposal for zoning bylaw changes which would, in their opinion, allow them to develop elderly housing in a conservation cluster form. The two changes recommended were the modification of subsection 5.6.5.11, which disallows accessory apartments in conservation clusters, and the modification of subsection 5.5.2.4.1, which describes the lot dimension requirements in a cluster. The Board discussed their general support of the concepts implied in the zoning changes, and the advisability of presenting these changes at next year's Town Meeting, as they would follow logically the presentation, and presumed acceptance, of the Long Range Goals of the Carlisle Community at this year's Town Meeting. Mr. Sauer explained that they are considering a property now which might be unavailable next year. The Board then discussed the reasons for these two sections having been placed in the zoning bylaw initially. It was agreed that there is no need to disallow accessory apartments in clusters, and that the particular Accessory Apartments subsection which does this might be completely eliminated. Mr. Foote presented a modification of subsection 5.5.2.4.1 which would allow the housing units to be clustered more closely while not increasing overall cluster density. The Board felt that these two changes could stand on their own, and that they needn't be presented as motivated by the need for elderly housing in clusters. The Board voted unanimously to hold a public hearing on these proposed changes on April 12, 1993, at 8:15 and 9:00. Mr. Sauer will arrange for their inclusion on the warrant.


The modification of the Tall Pines approved subdivision plan was discussed. Mr. Foote, having reviewed the response of our consulting engineers, Landtech, to the request, recommended to the Board that the changes be accepted. He felt they were so minor as not to require a hearing. The Board agreed.

The Workum A.N.R., which had been inadvertently left unsigned by the Board when it was presented as one sheet in a 5 sheet plan for a conservation cluster, was presented for signing.

The Munroe application for a special permit for an accessory apartment was discussed. It was agreed that Ms. Bayne would check the application for completeness, and, if it is complete, she will advertise a public hearing to be held April 12, 1993, at 9:45.

The relocation of the Board was discussed. The old Congregational Church, on Church St., has been offered to the Town on a rental basis. The Board noted the proximity to the center of Town, which is desirable, and that it has already been modernized for office use.

The Goals Report subcommittee progress was discussed. The subcommittee expects to mail a summary to residents the week before Town Meeting.
The meeting was adjourned at 10:50.


Sandy Bayne, Planner Assistant